



MARILYN ESTATES ASSOCIATION

April, 2022

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President's Report

We're enjoying one of the nicest times of the year in Houston and it's the perfect season for a block party. This is a wonderful way to get to know your neighbors. Ask your Block Director, or volunteer to help organize an event. It's time well spent!

The mission of the Marilyn Estates Association is simple: "Protect Our Investment". A goal of mine is to foster cohesiveness. When neighbors live in harmony, look out for and care for each other then the NEIGHBORhood becomes a more desirable place to live...which effectively adds value to our investment.

At our recent meeting we had over sixty participants. Thank you to everyone who made time to join us and to those who shared their comments, feedback, and suggestions. We discussed the proposed revisions to our Deed Restrictions. The result of the committee's work is a document that's actually less restrictive than the one

presently in effect. There was a lot of debate, a lot of legal research, and divergent opinions within the group. Ultimately, the Revisions Committee arrived at a consensus that benefits Marilyn Estates.

We had much discussion on flags and signs. Political signs are limited by state law; and our deed restrictions are consistent with the requirements of that law. Likewise, our new deed restrictions are consistent with state law as to the type of flags that may be flown. Texas state law is designed to limit the potential impact of a divisive 'flag war.' We are following that law for the benefit of the community and to protect your property values.

Another question was about the prohibition against parking work trucks in front of a house. This prohibition has been in our deed restrictions for some period of time. Work trucks are allowed if they're parked behind the front building line. We've had no complaints about pickups or vans with company logos that are properly parked.

Continued on page 11

Architectural Control Committee

The ACC's primary role is to ensure that all properties in Marilyn Estates maintain minimum standards for improvements that may be viewed from the street(s) so as to protect the neighborhood's property values.

The required steps towards receiving ACC approval are simple and straight forward. Most proposed improvement applications to the ACC are answered within a few days.

1. Review Architectural Guidelines (Sections 3, 4, and 5) of the Marilyn Estates Deed Restrictions.
2. Submit the proposed improvements to the ACC representative who serves your street.
3. Revise your plan or submit additional information as may have been requested by your ACC representative.
4. ACC will either issue a written approval; or, a notice of denial with the specific reasons therefore.
5. If the application is denied, the property owner may request a waiver or variance from the Board of Directors.

Among the members of the Architectural Control Committee are three architects and one commercial developer. This gives us the unique ability to assist each owner in making improvements to their property.

ACC members, their contact info and area of responsibility:

Mark Santikos: mark.santikos@sbcglobal.net

S. Braeswood, Atwell, Burdine, Checkerboard, Braesmont, Paisley, Kit, Oasis, Chimney Rock

Elizabeth Frankowski: elizabethfrankowski@gmail.com

Queensloch, Rutherglen, Valkeith, Dumfries

Dustin Nicholson: dustin@ida-design.org

Yarwell, Wigton, Cheena, Lymbar

Gary Chandler, Chairperson
713-398-3888



Treasurer's Report - by Robert Gehring

**Marilyn Estates Association
Q1 - 2022, Financial Summary**

INCOME	Q1
Security - Current Year	\$94,993
Security - Previous Years	\$1,525
Dues - Current Year	\$25,093
Dues - Prior Years	\$403
Fees - Credit Card Processing	\$27
Fees - Refinance	\$200
Fees - Resale Certificate	\$225
Fees - Transfer of Title	\$1,270
Fees - Late Fee	\$100
Advertising	\$0
Dividend Income	\$0
Interest Income	\$302
TOTAL INCOME	\$124,138

EXPENSES	
Security	\$29,100
Insurance	\$4,866
Legal Fees	\$0
Tax Preparation	\$0
Misc Exp	\$108
Maintanance:	
<i>Flag Service</i>	\$160
<i>Landscaping & Irrigation</i>	\$250
<i>Lawn Service (Contractual)</i>	\$2,814
Admin:	
<i>ACH & CC processing</i>	\$39
<i>Meeting Expense</i>	
<i>Office Supplies</i>	\$9
<i>Postage, PO Box</i>	\$116
Communications:	
<i>Email Marketing</i>	\$4
<i>Website</i>	\$407
TOTAL EXPENSES	\$37,873

BALANCE SHEET

Chase Operating Acct, 3/31/2022	\$139,671
Chase Savings Acct, 3/31/2022	\$43
Fidelity Investment Account, 3/31/2022	\$213,859
Retained Earnings, 12/31/2021	\$274,007
Net Income, Year to Date	\$86,265
TOTAL Equity	\$360,272

Account Recievable:

- 76 homeowners owe dues - \$47,245
- 14 homeowners are past due more than 1 year

Homesales Data

- 2022 to date - Homes Sold = 9, Refinance = 4
- 2021 - Homes Sold = 47, Refinance = 14
- 2020 - Homes Sold = 28, Refinance = 15
- 2019 - Homes Sold = 28, Refinance = 8
- 2018 - Homes Sold = 27, Refinance = 6
- 2017 - Homes Sold = 14, Refinance = 8
- 2016 - Homes Sold = 20, Refinace = 10



Security

Please observe and report any suspicious activity in our neighborhood by calling Constable Precinct 5 dispatch 24/7 at 281-463-6666. Provide the Constable with the location, description, and license plate number if possible.



You are encouraged to utilize vacation watch while away for more than one day. There is a link on the Marilyn Estates Association website to access the form. This is the quickest way to submit the request. Please submit requests at least 3 days prior to your departure date to ensure deputies receive them in time. If you're within three days, you may still submit on-line, but call the dispatch line so that your request can be expedited. If you prefer, you may contact Precinct 5 dispatch office and have a deputy come to your residence to take the request.

More security tips from Precinct 5:

ALARMS: Notify your alarm company to make Precinct 5 the first contact point when your alarm is triggered. This will save valuable time and get law enforcement dispatched immediately should your alarm go off.

Cameras: Every homeowner should install cameras to record activity to be used as evidence and lead to arrest and conviction.

LIGHTS: Place lights on timers or ask a neighbor to turn them on and off for you. Exterior lights should only be left on if they are equipped with dusk to dawn sensors.

VEHICLES: No matter where you leave your vehicle, lock your car and do not leave valuables in plain sight. If there will be no vehicles parked in front of your house or in the driveway when you are away, ask a neighbor if they would park their car in your driveway.

PETS: Having a friend watch your pet for you while you're gone is a great idea, but make sure your dog or cat has updated ID tags with good contact information on them. That way, in the event your pet gets out, it can be traced back to you.

VISITORS: Finding a friend to "house sit" for you is a smart idea.

EMERGENCY CONTACT: In addition to yourself, it is always a good idea to have a point of contact that is close by.

Maury Sklar
Security Director, Marilyn Estates Association
(713) 248-2257 cell masklar@swbell.net

Willow Waterhole



When Laurie and I arrived in Houston about one and one half years ago to provide cheap and reliable childcare for our two grand girls, we looked around and said, in unison: highways to the left of us, highways to right of us, flyways overhead, highways under construction, shopping centers everywhere, hi rise buildings on the horizon. What can outdoor folks who love to walk, take pictures, and stop and smell the knockout roses do?

Our daughter and son-in-law corralled us into driving all the way from Marilyn Estates to Willow Waterhole, and what a delightful surprise. You see, we missed the beautiful multi-purpose nature preserves just moments away from our previous residence in Florida. We thought that we would never be able replicate a place to take a quiet stroll, watch wildlife and practice the art of photography. Thankfully, we were wrong.

A bit of background. Willow Waterhole grew out of the need to provide flood control for an area that knows all too well the ravages of severe weather. The manmade lakes that were dug out from land that was previously the unsightly home to abandoned buildings is a great antidote to paved over Houston. On any day, runners, walkers, bird watchers, (there are over 200 species), fisherpersons and folks just looking for some peace and quiet, can be found strolling through the grounds. A recent article in the Chronicle revealed that because of a capital campaign, more trails will be paved, picnic tables and gazebos will be installed as will a fishing pier, kayak launch, dog park and an outdoor amphitheater seating over 5,000 on the spacious lawns.

Today the park provides flood control for both the Sims and Brays Bayous. Great for us here in Marilyn Estates.

If you haven't been, or haven't been lately, head out to the place. It is the calm in the middle of the storm that is daily life in Houston. And don't forget them Texas Bluebonnets y'all.

Steve Tamber



January Yard of the Month



5431 Yarwell Drive



Here is a fun position for someone! We have one opening on the **Yard of the Month Committee**. It is anonymous so no public accolades. There are three judges so the job is easy. Four times a year, around the first of the month you will place a sign in your winner's yard, note the address, take a picture, and send the picture and address to: tamber.laurie@gmail.com.

We also need a few outgoing "people persons" to serve as **Block Directors**. Do you enjoy meeting your neighbors? Take a look at the listing of block directors on page 13 and see if your block has an open position. It's an opportunity to get involved with your Marilyn Estates community.

Also contact Ira if you are interested in serving on our **Welcoming Committee** and meeting your new neighbors.

For any of these positions, or for more information, contact our president, Ira Bleiweiss at:

President.MarilynEstates@gmail.com



SUPER *Neighborhoods* H O U S T O N

Speakers at recent Super Neighborhood 31 meetings for January through March have been Council Member Abbie Kamin, County Commissioner Jack Cagle, C.O. Bradford, special prosecutor from the District Attorney's office, and representatives from other city and county departments and community organizations.

District Attorney Kim Ogg's representative reported that office's fight against anti-Semitic violence has included three meetings with faith leaders, constables, HPD, and the sheriff's department. More officers are now patrolling near houses of worship. Also noted was the critical shortage of felony prosecutors. Currently, each prosecutor is handling 800 cases. We were asked to call our County Commissioners to express our concern about this issue.

To help combat crime, Shotspotter gunshot detection technology is being used by HPD to help determine the location of increasingly random gunshots. While the use of this technology is being expanded by HPD, the locations cannot be disclosed.

Charles Goforth, President of the Braes Bayou Association, always keeps us up-

dated on the bridge construction project. Bridge construction is mostly complete and the work under the bridges and widening of the bayou should soon be underway. A ribbon cutting for the completion of all of Project Brays is expected in June.

The farmers' market that was on Chimney Rock and S Braeswood Blvd has been relocated to the Bellaire Boulevard Center (corner of Bissonnet and Bellaire) with the same Wednesday and Saturday hours.

Lynn Busch



Beautification and Maintenance

The Chimney Rock Road bridge is open to traffic and the old bridges have been demolished and removed. The construction crews are working on both the eastbound S. Braeswood lanes and the westbound N. Braeswood lanes. They are also working with the storm sewer lines in those areas. The existing channel lining will be removed and replaced in two separate phases.

Here's some good news - our Marilyn Estates sign at the Chimney Rock intersection is outside of the project limits. This means the elevation should not change as the project ties into the existing elevation. The only work that may be needed around our sign is the replacement of the sod in any disturbed areas.

The City of Houston will not be contributing to the repairs and makeover of our esplanades and irrigation that were damaged during construction. The community will have to recreate our flower beds once the irrigation is restored.

The anticipated completion date is still June 2022 barring any unforeseen delays. If you have any questions, please feel free to call me at 713-826-8077.

Linda Miner



Communications Committee

We've received very good feedback on the new layout of the newsletter courtesy of our new editor, Laurie Tamber. We are grateful to Lori Sullivan and Jeffrey Tacy for terrific improvements made to our community website.

In keeping with the expanding content of the newsletter, we encourage our residents to contribute to the Creative Corner feature which debuted in the January 2022 newsletter. We will accept articles, photos, or stories, as well as life cycle events, favorite recipes, and random acts of neighborly kindness.

Steve Blechman





This page could be yours!

Do you have a fascinating job, hobby, travel story, interesting adventure, no-fail recipe for cheesecake, or eye for nature photography that you would like to share with members of your Marilyn Estates community? If you would like to see your ideas or creations on this page, or you have some other thoughts as to what you would like to see here, contact the editor at:

Tamber.Laurie@gmail.com.



The Alamo, San Antonio



Lady Bird Wildflower Center, Austin



Briscoe Museum, San Antonio

Photo credits: Steve Tamber

Deed Restriction Enforcement Committee

Your Deed Restrictions Enforcement Committee continues to be busy, as Marilyn Estates has been fortunate to see lots of new renovations, repairs, and home sales as we welcome many new neighbors.

The committee's mission is -

To monitor compliance with deed restrictions and enforce them in a consistent manner.

We accomplish this by identifying potential issues following periodic canvassing of the neighborhood and/or in response to a complaint.

We approach the issue in a non-confrontational, friendly manner, preferably in person or by phone, text or email. This usually resolves the problem and avoids a written Violation Notice #1. If the violation is not corrected a second Notice is issued. If the violation remains uncured, it may be referred to the HOA Board; and, finally if a fine is assessed, the matter is referred to the HOA attorney for formal court enforcement proceedings.

We always take into consideration individual circumstances and strive for understanding, reasonableness and patience.

First quarter 2022 statistics:

- 6 Open, includes 0 Violation Notice
- 4 To Be Determined ("Neglected", severity, length of time)
- 4 Resolved, including 1 Violation Notice

Ongoing priorities include:

- Gutters in disrepair or overflowing with debris
- Fences in disrepair
- Generally neglected property including mold and wood rot
- Overgrown shrubs; tree limbs lower than the minimum 8' clearance over sidewalks
- Neglected lawns and weeds
- Trash cans, yard or junk waste in plain view
- Yard signs
- Vehicles blocking sidewalks
- Referral to the HOA Board as necessary

Current and proposed revised Deed Restrictions are accessible through the Marilyn Estates webpage at www.marilynestates.com

Your Deed Restrictions Enforcement Committee will consistently enforce our deed restrictions so as to preserve our neighborhood values and protect all of us as proud residents of Marilyn Estates.

Jim Taylor, Chairperson, 832-269-1500 j.stay@hotmail.com



VOLUNTEER OF THE QUARTER

We love our volunteers! They give their time to help keep Marilyn Estates an amazing place to live.

We're very pleased to recognize as our Volunteer of the Quarter for April 2022, **Elizabeth Rivers.**

Elizabeth was the chairperson of our Deed Restrictions Revisions Committee. She did not seek out this role, but like many of the best and most productive volunteers in any organization, she answered what she saw as a call to duty. This was a very challenging task, akin to herding cats. Elizabeth kept the committee meetings focused, productive, and her wise counsel and leadership guided the committee to achieve a consensus.

Elizabeth is an attorney who has lived with her family in Marilyn Estates since 2013. Her vision of Marilyn Estates and how we maintain the quality of our neighborhood is exemplary. We owe Elizabeth a big THANK YOU for her dedication to our neighborhood.



Elizabeth, Brian, Emma, & Katie

President's Message: Continued from page 1

You should familiarize yourselves with our proposed deed restriction revisions. They are posted on our new Marilyn Estates website: <https://marilynestates.com/whats-new-in-marilyn-estates/>

We will announce the voting procedure for modifying our deed restrictions very soon. I urge all of you to vote to approve the few proposed changes. A lot of thought and discussion went into presenting a fair and reasonable document based on "Protect Our Investment."

As always, I welcome comments, feedback, and constructive critique for how our Marilyn Estates Association can best serve our homeowners.

Ira Bleiweiss
President – Marilyn Estates Association
president.marilynestates@gmail.com

Marilyn Estates Association Officers

(Please note that emails are formatted with at instead of the @ sign to prevent spoofing)

President, Ira Bleiweiss

713-898 3102 President.MarilynEstates@gmail.com

Vice President, Dikla Ronen

281-300-1871 diklasternberg@gmail.com

Treasurer, Robert Gehring

281-773-7135 treasurymea@outlook.com

Recording Secretary, Susan Sides

713-705-4144 susansides@earthlink.net

Corresponding Secretary, Steve Blechman

832-603-0958 sblechman@gmail.com

Parliamentarian, Ed Fastow

713-553-7399 efastow@sbcglobal.net

Marilyn Estates Association Committees

Architectural Control

Gary R. Chandler 713-398-3888 gary@grcarchitecture.com

Elizabeth Frankowski 713-305-6372 elizabethfrankowski@gmail.com

Dustin Nicholson 281-871-9623 dustin@ida-design.org

Mark Santikos 713-628-6292 mark.santikos@sbcglobal.net

Deed Restriction Enforcement

Chair, Jim Taylor 832-269-1500 J.stay@Hotmail.com

Linda Maraldo 832-264-3546 lmaraldo@sbcglobal.net

Scott Fertak 713-818-1675 sfertak@gmail.com

Lindsey Rockoff lindsey.rockoff12@tmail.com

All block directors

Maintenance and Beautification

Linda Miner 713-826-8077 lindaminer999@att.net

Jonathan Shear 832-689-4274 shearhouse@hotmail.com

Security

Maury Sklar 713-248-2257 masklar@swbell.net

Sheryl Sklar 713-248-2257 sherylwsklar@swbell.net

Steve Blechman 832-603-0958 sblechman@gmail.com

Welcoming Committee We need volunteers for this committee

Communications

Steve Belchman 832-603-0958 sblechman@gmail.com

Lynn Busch 713-410-6910 lynncarol8236@aol.com

Nancy Hixon 713-728-9386 nshixon@att.net

Debra Suhl 713-724-3137 [disuhl at comcast.net](mailto:disuhl@comcast.net)
Curt Taylor 303-722-3352 [curtant at Hotmail.com](mailto:curtant@Hotmail.com)

Gazette Coordinator

Steve Blechman 832-603-0958 [sblechman at gmail.com](mailto:sblechman@gmail.com)

Gazette Editor

Laurie Tamber 832-649-7717 [tamber.laurie at gmail.com](mailto:tamber.laurie@gmail.com)
Steve Tamber, asst. editor 832-649-7717 [sitamberfl at gmail.com](mailto:sitamberfl@gmail.com)

Legal Committee

Steve Tamber, 832-649-7717 [sitamberfl at gmail.com](mailto:sitamberfl@gmail.com)

Social Communications

Lori Sullivan 713-412-7022 [lorisullivan at mac.com](mailto:lorisullivan@mac.com)

Community Service Award

Becky Flechsig [beckyflechsig at gmail.com](mailto:beckyflechsig@gmail.com)

Contact Information

Marilyn Estates
P.O. Box 35144, Houston, TX 77235
www.marilynestates.com
Harris County Constable 281-463-6666
For a direct link for Vacation Watch contact: constablepct5.com

Marilyn Estates Association Block Directors

5400 Lymbar - Linda Miner 713-826-8077 [lindaminer999 at att.net](mailto:lindaminer999@att.net)
5500 Lymbar - Mike Ivceovich 832-652-7075 [Mike.Ivceovich at yahoo.com](mailto:Mike.Ivceovich@yahoo.com)
5400 Cheena - Brandon Mark 713-530-9667 [brandonwaynemark at gmail.com](mailto:brandonwaynemark@gmail.com)
5500 Cheena - **We need a volunteer for this position.**
5400 Wigton - Doug Irr 713-295-0539 [dmi2xjc at att.net](mailto:dmi2xjc@att.net)
5500 Wigton - Michael Bryant 713-504-2700 [mbryant29 at gmail.com](mailto:mbryant29@gmail.com)
5400 Yarwell - Jim Taylor 832-269-1500 [j.stay at hotmail.com](mailto:j.stay@hotmail.com)
5500 Yarwell - Sam Musachia 713-501-5255 [sam.musachia at sbcgloba.net](mailto:sam.musachia@sbcglobal.net)
5400 Dumfries - **We need a volunteer for this position**
5500 Dumfries - Linda Maraldo 713-729-7086 [lmaldo at sbcgloba.net](mailto:lmaldo@sbcglobal.net)
5400 Valkeith - Janice Fastow 713-410-0067 [jfastow at sbcgloba.net](mailto:jfastow@sbcglobal.net)
5500 Valkeith - Julie Fordes 832-969-8349 [fordes.julie at gmail.com](mailto:fordes.julie@gmail.com)
5400 Rutherglenn - Marla Cotton 832-270-7282 [MarlaCotten at gmail.com](mailto:MarlaCotten@gmail.com)
5500 Rutherglenn - David Karesh 832-562-5519 [kareshjunk at gmail.com](mailto:kareshjunk@gmail.com)
5400 Queensloch - Laura Gee 713-204-3151 [lauragee77 at gmail.com](mailto:lauragee77@gmail.com)
5500 Queensloch - Rebecca Lindenbaum - 913-549-7577 [rjoylindy at gmail.com](mailto:rjoylindy@gmail.com) atgmail.com
Paisley/Chimney Rock - Maury Sklar 713-248-2257 [masklar at swbell.net](mailto:masklar@swbell.net)
Braesmont/Kit/Oasis - Seth Silverman [mr.seth.silverman at gmail.com](mailto:mr.seth.silverman@gmail.com)
Atwell /South Braeswood - **Seeking a volunteer for this position**
Burdine/Checkerboard - Debbie Gehring 713-927-8934 [Debbie_g7482 at hotmail.com](mailto:Debbie_g7482@hotmail.com)